

ENHANCE GROUP PROJECT PTY LTD
LEO WANG
NSW Nominated Architect:
No. 9898
NSW Registered Project Manager: MAIPM, CPPM

LEO WANG
NSW Nominated Architect:
No. 9898
NSW Registered Project Manager: MAIPM, CPPM

| Rev | Description | Date |
|-----|--------------|------------|
| A | Issue for DA | 21/09/2018 |
| | | |
| | | |
| | | |
| | | |

0m1m2m3m4m5m

Scale Bar 1:100

TITLE

Demolition Plan

JOB No.

HH01

DATE

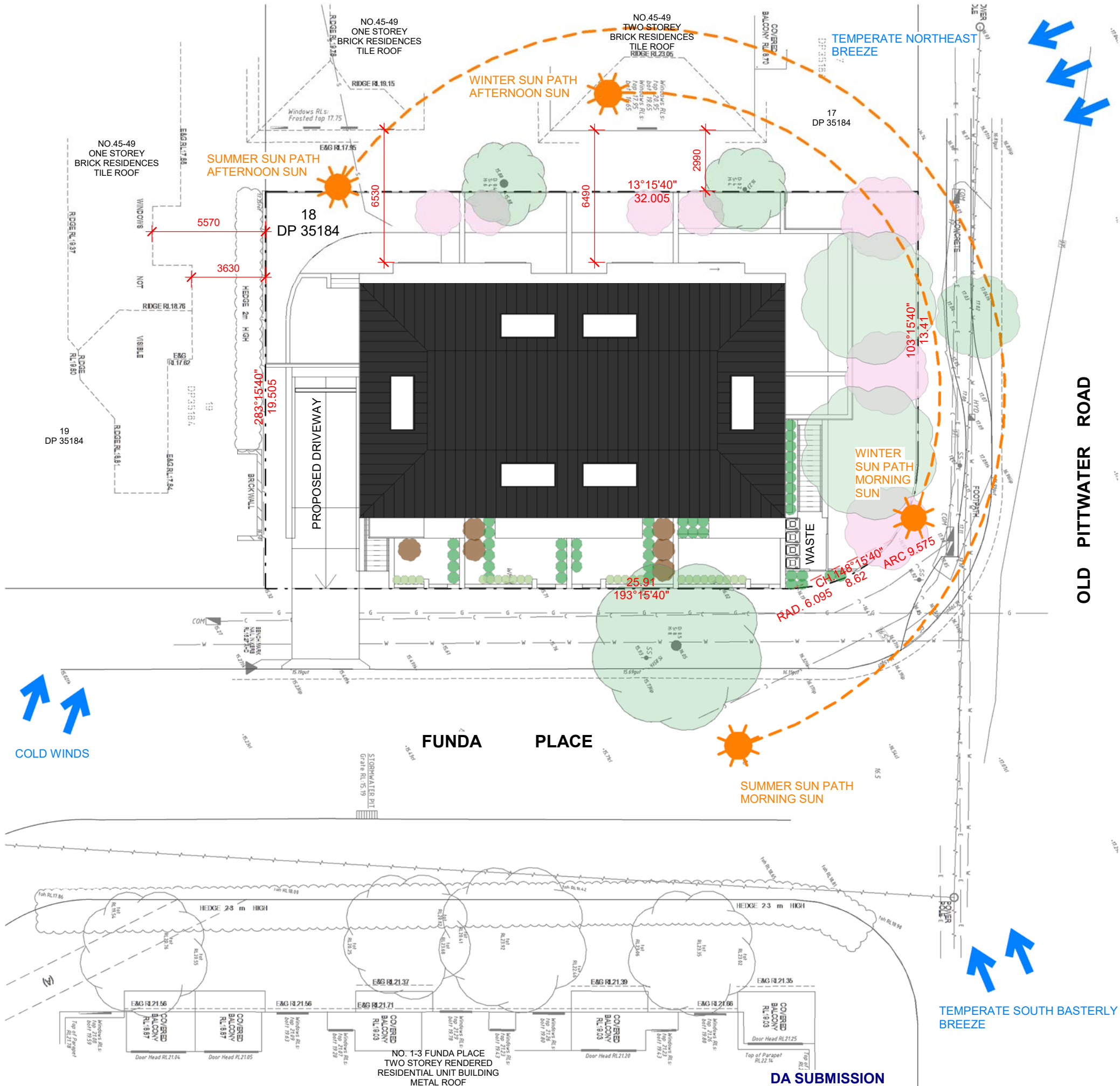
JUL 2018

SCALE

A3 @ 1:100

DWG No.

DA012 A



BASIX Thermal Specification – 43 Old Pittwater Road, Brookvale NSW

| Element | Construction | Details |
|-------------------------|--|--|
| Roof / External Ceiling | Metal roof + sarking + R4.0 insulation + PB Timber framed balcony + R3.0 insulation + PB | Dark colour (solar absorbance > 0.7) throughout Medium colour (0.475≤Solar Absorbances≤0.7) |
| Internal Ceiling | Plasterboard | throughout |
| External walls | Brick veneer + R2.0 insulation | light colour (solar absorbance < 0.475) |
| Internal walls | Double brick without insulation Plasterboard on studs without insulation | Applicable to all common walls between units Applicable to internal walls within each unit |
| Windows | Aluminium frame, weather stripping fitted, single glazed, clear | NFRC Glazing System (Glass+Frame) values - Applicable to all windows: Group B (slider types): U = 6.7 and SHGC = 0.70; Group A (awning type): U = 6.7 and SHGC = 0.57; Note that all glazing installed shall have the U values not less than those specified above and the SHGC values within +/- 10% of those specified above. |
| Skylights | Aluminium frame, weather stripping fitted, single glazed, clear Aluminium frame, weather stripping fitted, double glazed, clear | Applicable to TH2 - 4 Applicable to TH1 |
| Floors | Suspended concrete floor + R1.9 insulation Suspended timber floor + R1.4 insulation Floor coverings | Applicable to car park soffit, where below habitable areas on the ground floor Applicable to all cantilevered floors on the first floor All livings & kitchen: timber, Bedrooms: carpet, Bathrooms & laundries: tile; |
| Downlights | If to be planned, LED downlights to be used throughout | Rating without downlights due to lighting layout plans not available at the current stage. Rating with downlights shall be required when lighting layout design is completed prior to application of construction certificate. |
| Exhaust fans | Exhaust fans to all wet areas | Sealed |

BASIX NOTES:

All Showerheads: 3 star(>4.5 but ≤6 L/min)

All Toilet Flushing Systems: 4 star

All Kitchen Taps: 5 star

All Bathroom Taps: 5 star

All Dishwashers: 3 star

DESIGN STATISTICS:

SITE AREA: 613.4sqm

ZONING: R3 Medium Density Residential

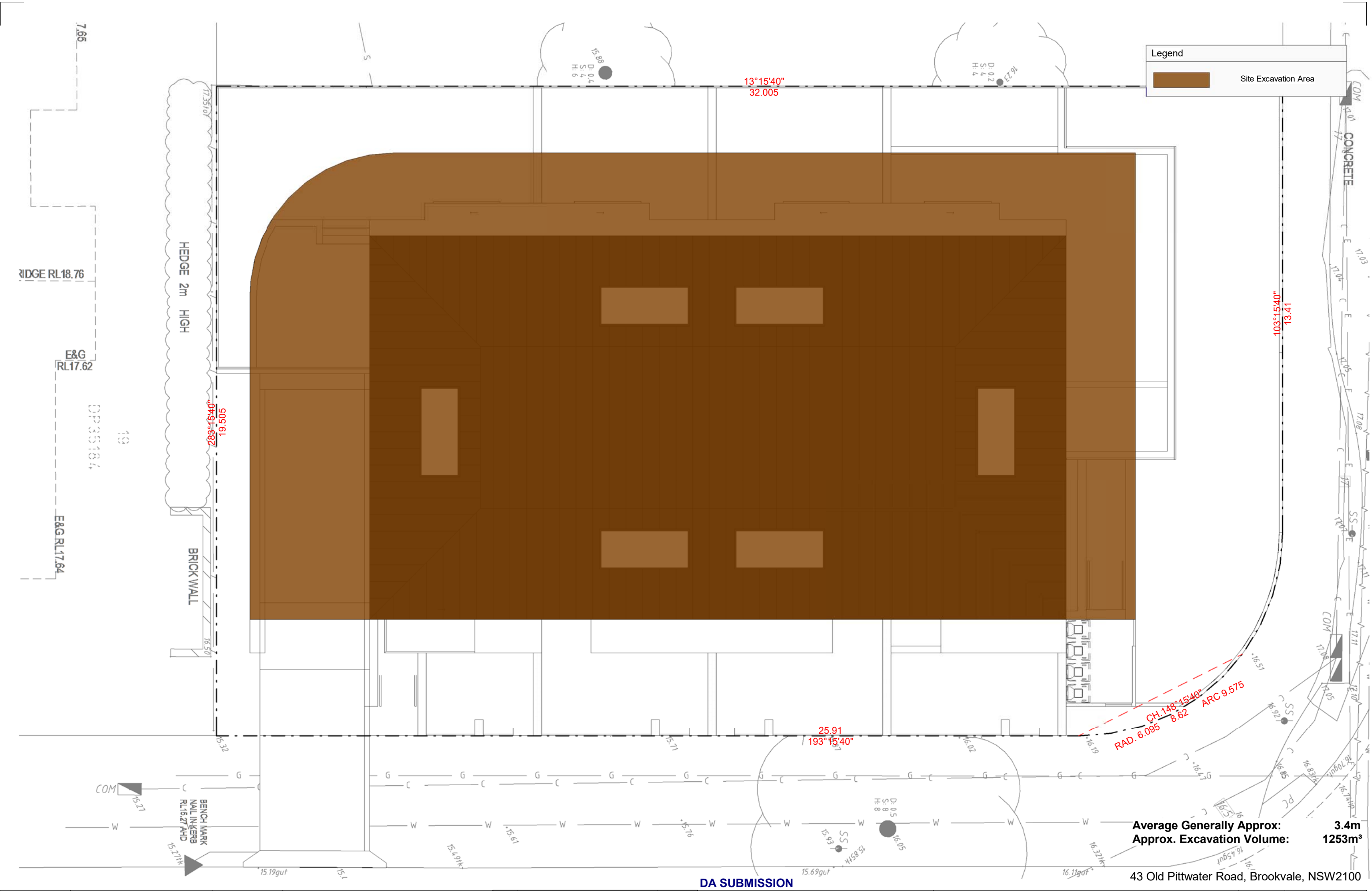
PERMITTED USE: Multi dwelling housing

HEIGHT OF BUILDING: 8.5m

PARKING SPACE: Proposed 7 Car Parking Spaces including 1 visitor car park space, 5 bicycle parking spaces

DWELLING: 4 Townhouses




43 Old Pittwater Road, Brookvale, NSW2100



Average Generally Approx: 3.4m
Approx. Excavation Volume: 1253m³

43 Old Pittwater Road, Brookvale, NSW2100

DA SUBMISSION



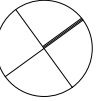
ENHANCE GROUP PROJECT PTY LTD
LEO WANG
NSW Nominated Architect:
No. 9898
NSW Registered Project Manager: MAIPM, CPPM

leo.w@enhanceproject.com.au
P +61 2 8004 3281
A Suite 79 Level 4 89-97 Jones St Ultimo NSW 2007

| Rev | Description | Date |
|-----|--------------|------------|
| A | Issue for DA | 21/09/2018 |
| | | |
| | | |
| | | |
| | | |
| | | |

0m1m2m3m4m5m

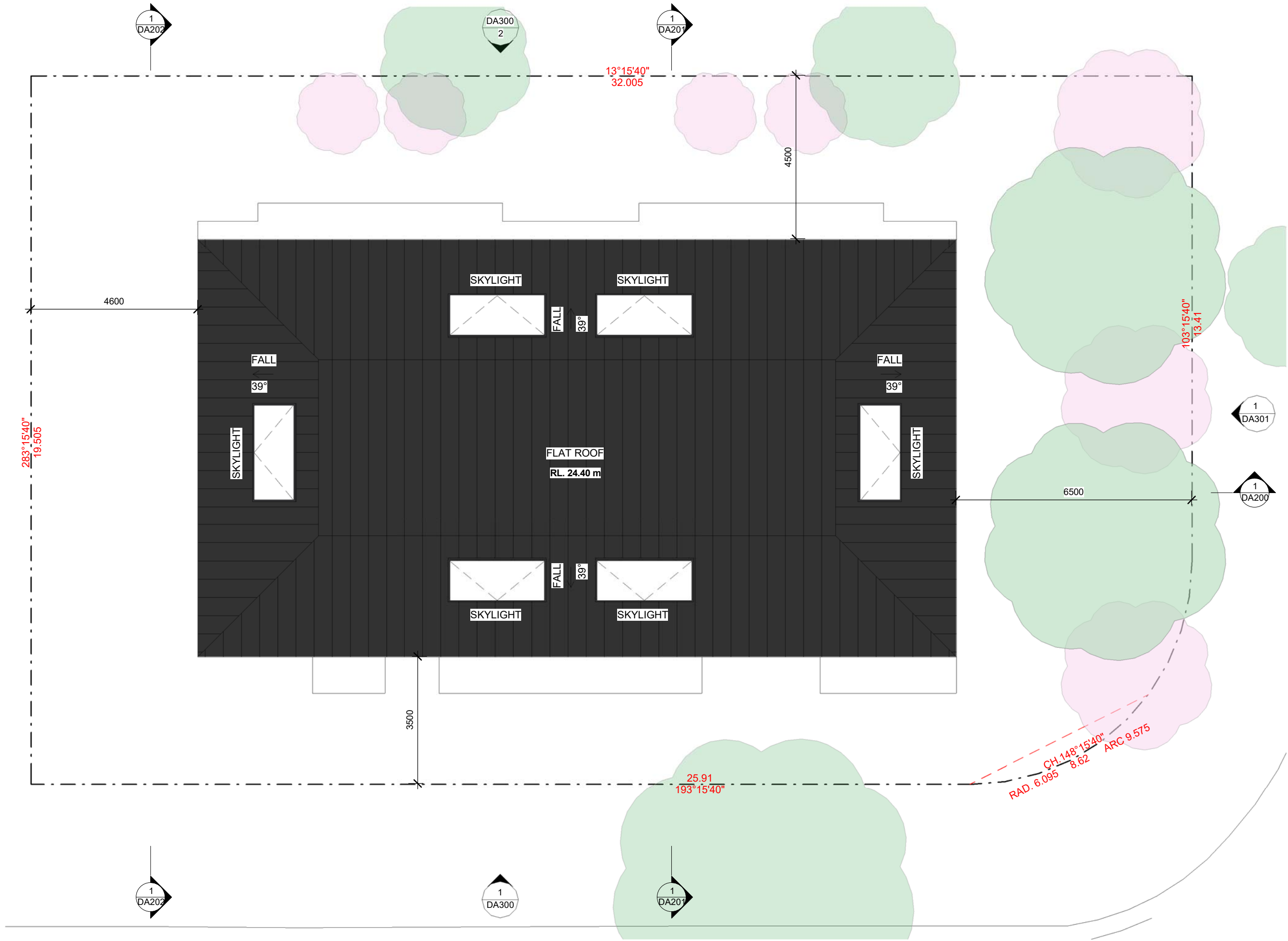
Scale Bar 1:100



TITLE

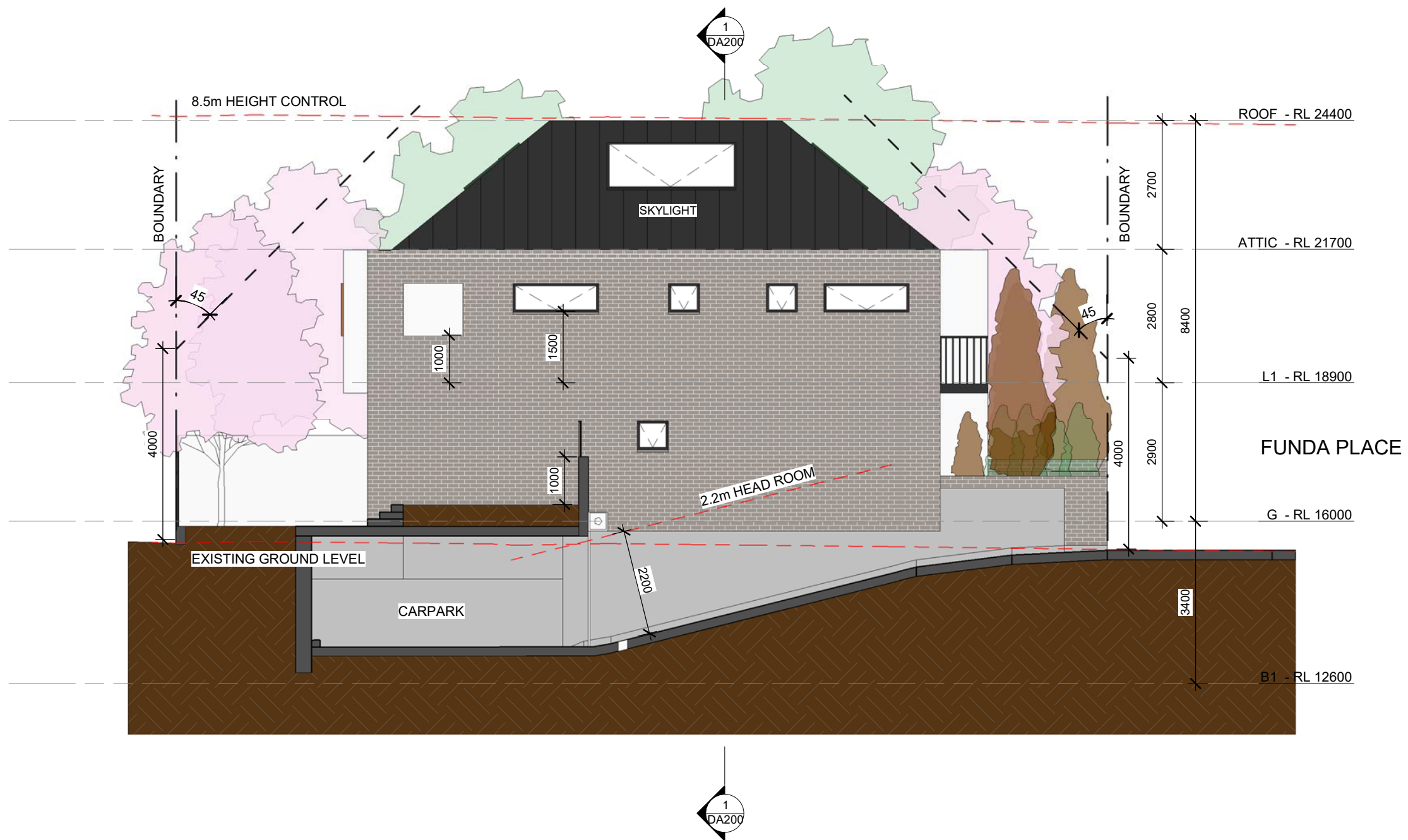
Excavation and / or Fill Plan

| | |
|---------|--------------|
| JOB No. | HH01 |
| DATE | JUL 2018 |
| SCALE | A3 @ 1 : 100 |
| DWG No. | DA050 A |







DA SUBMISSION

43 Old Pittwater Road, Brookvale, NSW2100



DA SUBMISSION

43 Old Pittwater Road, Brookvale, NSW2100

| | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|-----------|-------------|------|---|--|---|--|-------|--|-----------|--|---------|------|------|----------|-------|--------------|---------|---------|
|  AIPM |  Member Australian Institute of Architects |  ENHANCE GROUP PROJECT PTY LTD LEO WANG NSW Nominated Architect: No. 9898 NSW Registered Project Manager: MAIPM, CPPM | E leo.w@enhanceproject.com.au P +61 2 8004 3281 A Suite 79 Level 4 89-97 Jones St Ultimo NSW 2007 | Rev | Description | Date |  0m 1m 2m 3m 4m 5m Scale Bar 1:100 | | <table><tr><td colspan="2">TITLE</td></tr><tr><td colspan="2">Section 3</td></tr><tr><td>JOB No.</td><td>HH01</td></tr><tr><td>DATE</td><td>JUL 2018</td></tr><tr><td>SCALE</td><td>A3 @ 1 : 100</td></tr><tr><td>DWG No.</td><td>DA202 A</td></tr></table> | | TITLE | | Section 3 | | JOB No. | HH01 | DATE | JUL 2018 | SCALE | A3 @ 1 : 100 | DWG No. | DA202 A |
| | | | | TITLE | | | | | | | | | | | | | | | | | | |
| | | | | Section 3 | | | | | | | | | | | | | | | | | | |
| | | | | JOB No. | HH01 | | | | | | | | | | | | | | | | | |
| DATE | JUL 2018 | | | | | | | | | | | | | | | | | | | | | |
| SCALE | A3 @ 1 : 100 | | | | | | | | | | | | | | | | | | | | | |
| DWG No. | DA202 A | | | | | | | | | | | | | | | | | | | | | |
| A | Issue for DA | 21/09/2018 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |



1

EAST ELEVATION

1 : 100




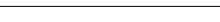

2

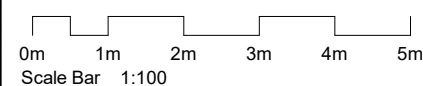
WEST ELEVATION

1 : 100

DA SUBMISSION

43 Old Pittwater Road, Brookvale, NSW2100

| | | | | | | | |
|---|---|---|--------------------------------------|--|------------|--------------------|-------------|
|  AIPM |  Member Australian Institute of Architects |  | ENHANCE GROUP PROJECT PTY LTD | | Rev | Description | Date |
| | | | LEO WANG | | A | Issue for DA | 21/09/2018 |
| | | | NSW Nominated | E leo.w@enhanceproject.com.au | | | |
| | | | Architect: | P +61 2 8004 3281 | | | |
| | | | No. 9898 | A Suite 79 Level 4 89-97 Jones St | | | |
| | | | NSW Registered Project | Ultimo NSW 2007 | | | |
| | | | Manager: MAIPM, CPPM | | | | |



| | | |
|----------------------------|---------|--------------|
| TITLE | JOB No. | HH01 |
| | DATE | JUL 2018 |
| | SCALE | A3 @ 1 : 100 |
| | DWG No. | DA300 A |
| Elevations - East and West | | |






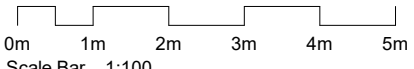
1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

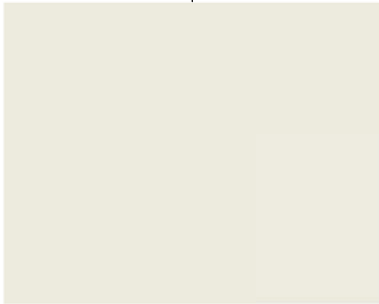
DA SUBMISSION

43 Old Pittwater Road, Brookvale, NSW2100

|  |  |  | ENHANCE GROUP PROJECT PTY LTD LEO WANG NSW Nominated Architect: No. 9898 NSW Registered Project Manager: MAIPM, CPPM E leo.w@enhanceproject.com.au P +61 2 8004 3281 A Suite 79 Level 4 89-97 Jones St Ultimo NSW 2007 | <table><tr><th>Rev</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>Issue for DA</td><td>21/09/2018</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> | Rev | Description | Date | A | Issue for DA | 21/09/2018 | | | | | | | | | | | | |  Scale Bar 1:100 | <table><tr><th colspan="2">TITLE</th></tr><tr><td colspan="2">Elevations - North and South</td></tr></table> | TITLE | | Elevations - North and South | | <table><tr><td>JOB No.</td><td>HH01</td></tr><tr><td>DATE</td><td>JUL 2018</td></tr><tr><td>SCALE</td><td>A3 @ 1 : 100</td></tr><tr><td>DWG No.</td><td>DA301 A</td></tr></table> | JOB No. | HH01 | DATE | JUL 2018 | SCALE | A3 @ 1 : 100 | DWG No. | DA301 A |
|--|---|---|--|--|-----|-------------|------|---|--------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|------------------------------|--|---|---------|------|------|----------|-------|--------------|---------|---------|
| Rev | Description | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | Issue for DA | 21/09/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TITLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Elevations - North and South | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JOB No. | HH01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE | JUL 2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCALE | A3 @ 1 : 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DWG No. | DA301 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



METAL ROOF SHEETING:
Dark Grey Colour



RENDER FINISH WITH PAINT:
Light Paint Colour



BRICK WALL:
Light Grey Colour



STEEL BALUSTRADE:
Dark Colour

DA SUBMISSION

43 Old Pittwater Road, Brookvale, NSW2100

43 OLD PITTWATER ROAD, BROOKVALE

LANDSCAPE DOCUMENT SET FOR DA

Drawing Register

| No. | Title | Issue |
|-------|---------------------------|-------|
| LA-00 | Cover Sheet | B |
| LA-01 | Landscape Plan | B |
| LA-02 | Landscape Plan | B |
| LA-03 | Planting Palette | B |
| LA-04 | Details and Specification | B |

General Notes.

1. Location and spread of existing trees are indicative only. Locations are shown based on a combination of site survey and arborist report.
2. Refer to architect's drawings for fnishes and proposed RLs of architectural walls, exterior division partition walls, proposed clothes line locations, privacy fences and proposed concrete driveway.
3. Refer to stormwater engineer's drawings for final location of pits/ drain, underground OSD tank and top of pit levels.
4. This documentation set including typical details and specification notes is prepared for DA purpose only. It shall not be used for construction.

Landscape Design Statement

The proposed landscape design aims to created an oasis with a balance of low maintenance native plants and exotic deciduous trees where suitable for visual amenity and winter solar access. The landscape design include front courtyards, private backyards, and buffer planting zone along Old Pittwater Road frontage. Design strategy for each area as follows:

The front courtyards aim to enhance the sense of arrival by providing layers of planting with deciduous trees, shrubs and turf with stepping stones. The backyard aims to achieve leveled turf areas for outdoor activities with screen planting along rear boundary for privacy, and deciduous feature trees for visual amenity and winter solar access.

The planting buffer zone along Pittwater Road frontage aims to mitigate the visual impact of building facade and provide rich sensory experience to pedestrians. This is achieved by a great collection of tall canopy evergreen trees, small deciduous flowering trees, screening shrubs, and a combination of groundcover species.

Drip irrigation system is proposed to optimise establishment of plants and mitigate maintenance requirements afterwards. Private landscape areas including turf to be maintained by residents.

Area Calculation

| | |
|---|---------------------|
| Site Boundary | |
| Total Site Area: | 613.4m ² |
| Proposed External Landscaped Area | |
| Required External Landscaped Area Percentage: | 50% |
| Type 1 | |
| Total External Landscaped Area: | 307m ² |
| Total External Landscaped Area Percentage: | 50% |
| Type 2 | |
| Deep Soil Landscape Area*: | 253m ² |
| Deep Soil Landscape Area Percentage | 41.2% |
| Private Open Space (including balcony above) | |
| TH1 Total: | 76m ² |
| TH2 Total: | 44m ² |
| TH3 Total: | 44m ² |
| TH4 Total: | 71.5m ² |

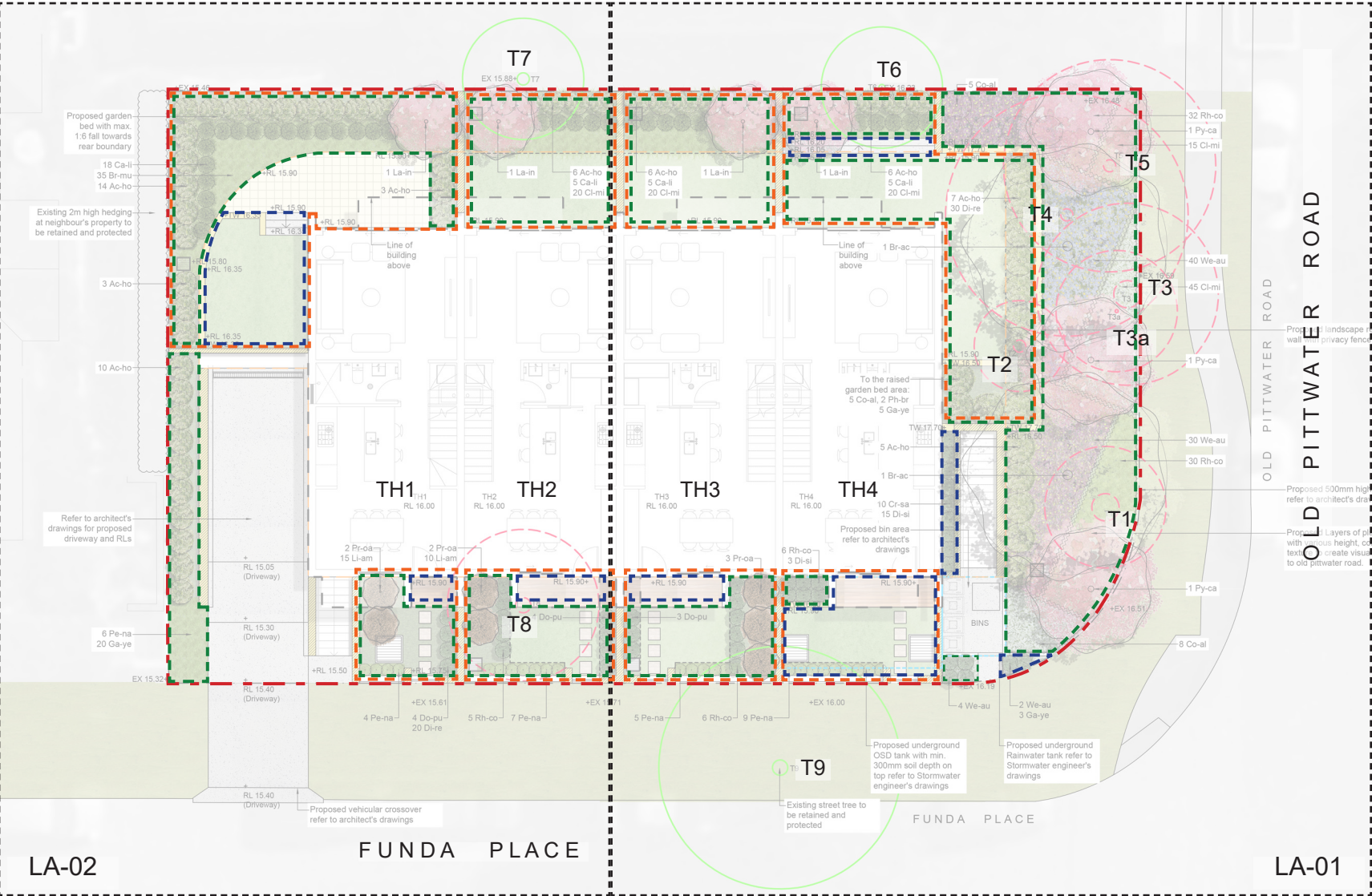
* Deep soil landscape area include areas with a minimum 1m soil depth, and exclude any hard paved surfaces/decks, and areas less than 1m wide in each direction

Existing Tree Schedule

| ID | BOTANICAL NAME | COMMON NAME | HEIGHT(m) | SPREAD(m) | TPZ | COMMENT |
|----------------------|-------------------------------|----------------------|-----------|-----------|------|-------------------------|
| TREES TO BE RETAINED | | | | | | |
| T6 | <i>Banksia ericifolia</i> | Heath-leaved Banksia | 5m | 2m | 2.0m | in neighbour's property |
| T7 | <i>Tristaniopsis laurina</i> | Water Gum | 5m | 2m | 2.4m | in neighbour's property |
| T9 | <i>Corymbia eximia</i> | Yellow Bloodwood | 11m | 4m | 5.6m | street tree |
| TREES TO BE REMOVED | | | | | | |
| T1 | <i>Nerium oleander</i> | Oleander | 4m | 2m | - | to be removed |
| T2 | <i>Cupressus sempervirens</i> | Italian Cypress | 10m | 1.5m | - | to be removed |
| T3 | <i>Nerium oleander</i> | Oleander | 6m | 3m | - | to be removed |
| T3a | <i>Pittosporum undulatum</i> | Sweet Pittosporum | 7m | 2m | - | to be removed |
| T4 | <i>Araucaria heterophylla</i> | Norfolk Island Pine | 13m | 4m | - | to be removed |
| T5 | <i>Melaleuca bracteata</i> | Black Tea Tree | 8m | 3.5m | - | to be removed |
| T8 | <i>Glochidion ferdinandi</i> | Cheese Tree | 7m | 2.5m | - | to be removed |

NOTE:

Tree heights and TPZ as per arboricultural impact assessment prepared by Urban Arbor, dated 08 August 2018.



NOT FOR CONSTRUCTION



t: +61 420 225 866 e: kgong@studioiz.com.au
59/16-20, Park Avenue, Waitara, NSW, 2077
Copyright of studio IZ Pty Ltd.
Figured dimensions shall be taken in preference to scaling.
The contractor shall check all dimensions on site before commencing work.

| Issue | Comments |
|-------|---------------|
| A | Issued for DA |
| B | Issued for DA |

| Date | 1:200 |
|------------|-------|
| 24.09.2018 | A3 |
| 25.09.2018 | |



43 Old Pittwater Road, Brookvale

ARCHITECT: EnHance Project Group Pty Ltd

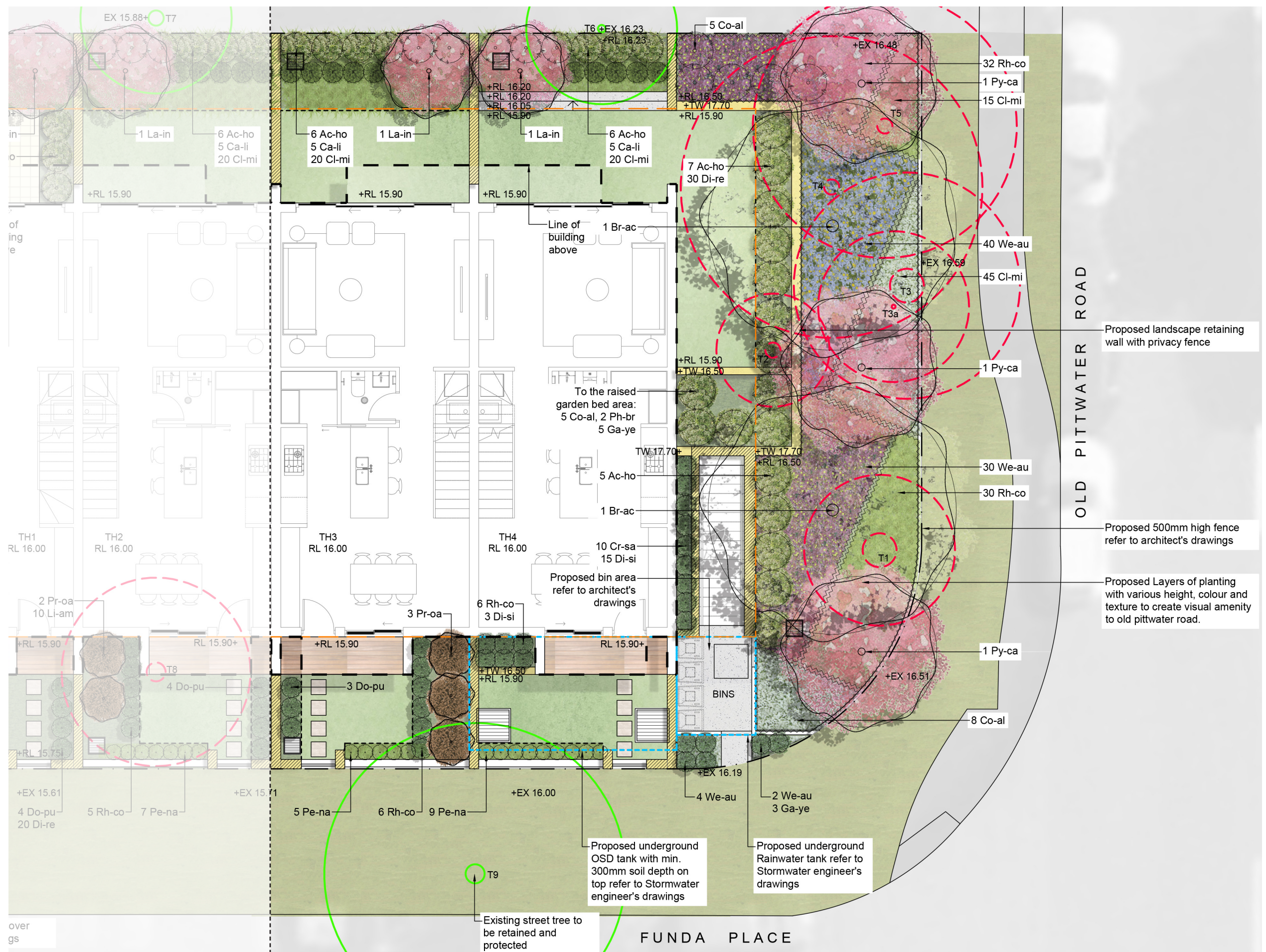
| | | | |
|-----------|-------------|---------------------------|----------------------|
| DRAWN: KG | CHECKED: KG | DATE CREATED: 10 AUG 2018 | JOB NUMBER: LA180726 |
|-----------|-------------|---------------------------|----------------------|

COVER SHEET

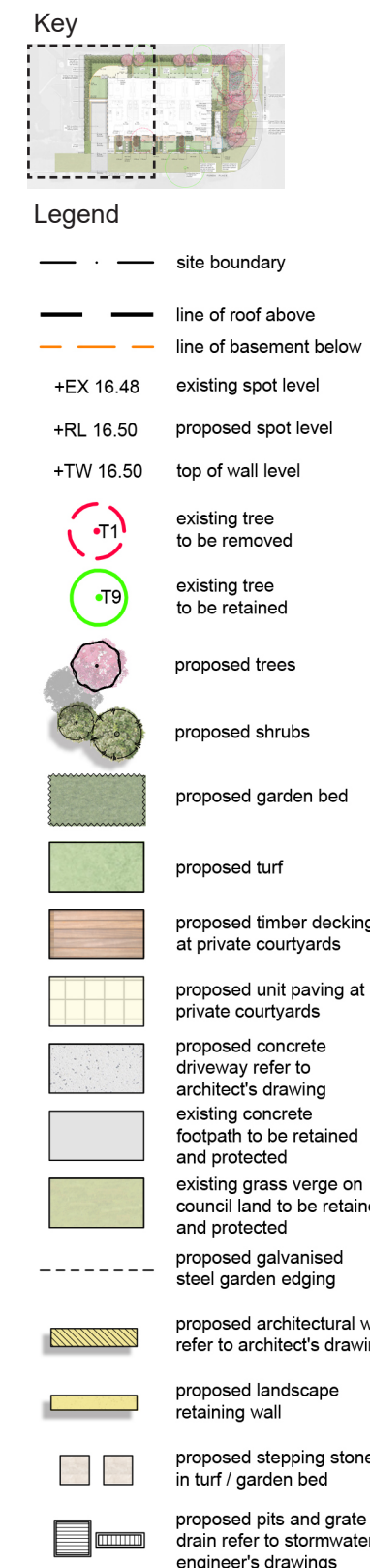
LA-00

ISSUE

B



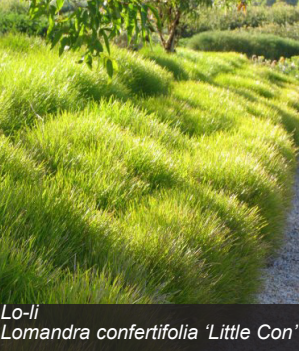
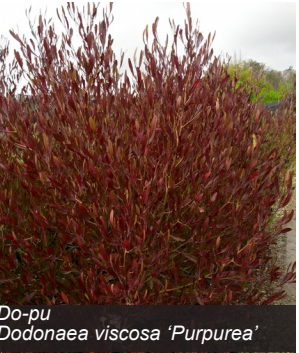
- Key
-
- Legend
- site boundary
 - line of roof above
 - line of basement below
 - +EX 16.48 existing spot level
 - +RL 16.50 proposed spot level
 - +TW 16.50 top of wall level
 - existing tree to be removed
 - existing tree to be retained
 - proposed trees
 - proposed shrubs
 - proposed garden bed
 - proposed turf
 - proposed timber decking at private courtyards
 - proposed unit paving at private courtyards
 - proposed concrete driveway refer to architect's drawing
 - existing concrete footpath to be retained and protected
 - existing grass verge on council land to be retained and protected
 - proposed galvanised steel garden edging
 - proposed architectural walls refer to architect's drawings
 - proposed landscape retaining wall
 - proposed stepping stone in turf / garden bed
 - proposed pits and grate drain refer to stormwater engineer's drawings

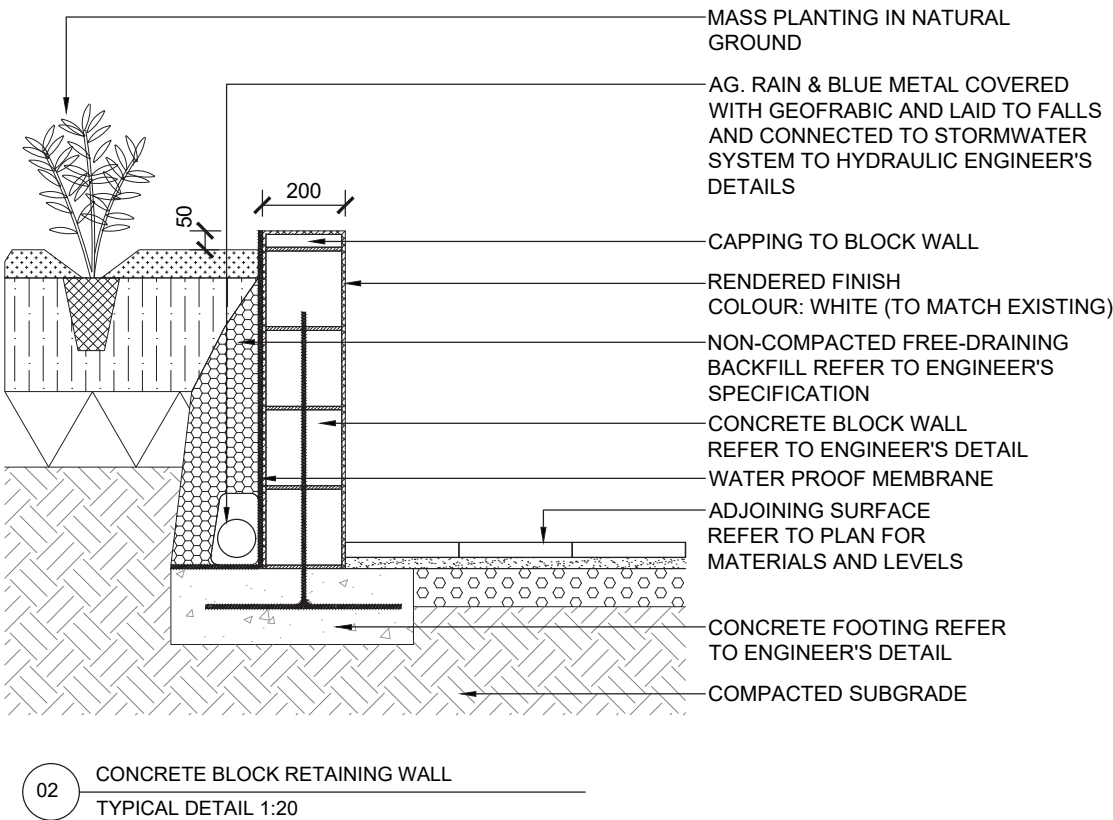
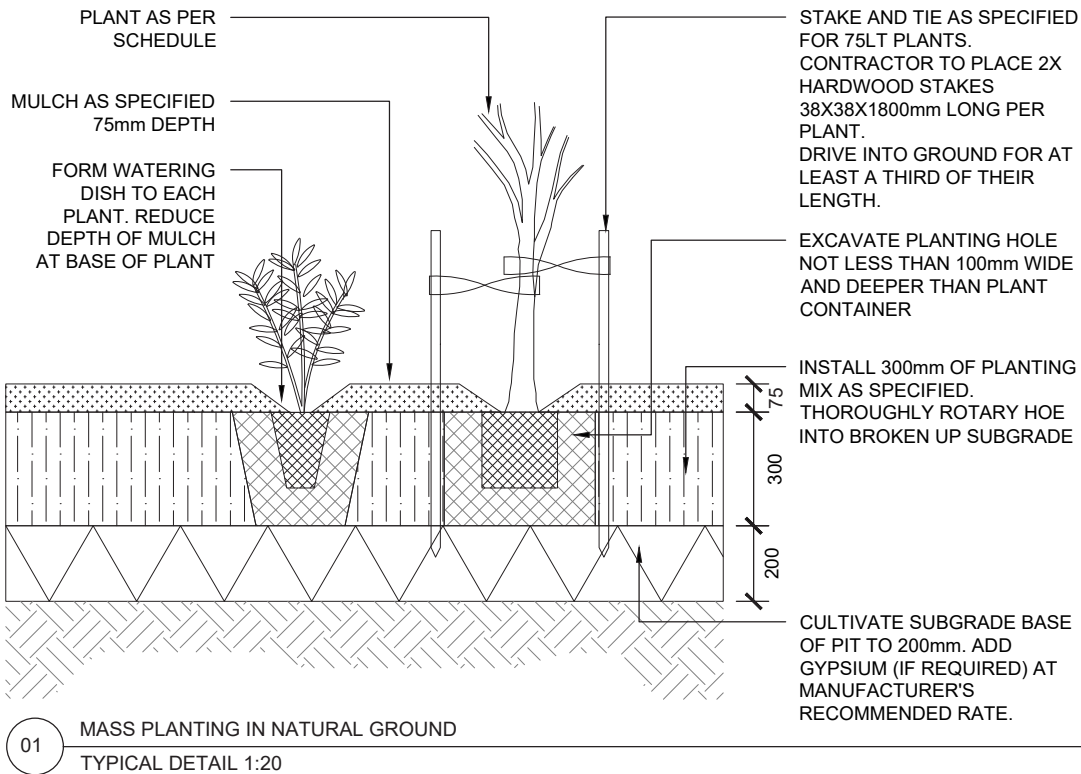


Planting Schedule

| ID | BOTANICAL NAME | COMMON NAME | POT SIZE | MATURE HEIGHT | SPREAD | SPACING | Native | QTY |
|--|--|----------------------------|----------|---------------|--------|--------------|--------|-----|
| Trees | | | | | | | | |
| Br-ac | Brachychiton acerifolius | Illawarra Flame Tree | 75lt | 25m | 5m | As Shown | Yes | 2 |
| La-in | Lagerstroemia indica | Crepe Myrtle | 45lt | 6m | 3m | As Shown | No | 4 |
| Pr-oa | Prunus cerasifera 'Oakville Crimson Spire' | Ornamental Plum | 45lt | 6m | 2m | As Shown | No | 7 |
| Py-ca | Pyrus calleryana | Callery Pear | 45lt | 8m | 5m | As Shown | No | 3 |
| Shrubs | | | | | | | | |
| Ag-af | Agapanthus africanus | Agapanthus | 200mm | 0.6m | 0.6m | 6/m2 | No | - |
| Ac-ho | Acmena smithii 'Hot Flush' | Lilly Pilly | 200mm | 3m | 1m | 0.8m centres | Yes | - |
| Ca-li | Callistemon viminalis 'Little John' | Little John Bottlebrush | 200mm | 0.8m | 0.8m | 4/m2 | Yes | - |
| Co-al | Correa alba | White Correa | 200mm | 1.5m | 1m | 0.8m centres | Yes | - |
| Cr-sa | Crowea saligna | Willow Leaf Crowea | 200mm | 0.8m | 0.8m | 0.5m centres | Yes | - |
| Do-pu | Dodonaea viscosa 'Purpurea' | Purple Hop Bush | 200mm | 2.5m | 1.5m | As Shown | Yes | - |
| Ph-br | Phormium tenax 'Bronze Baby' | Bronze Baby Flax | 140mm | 0.75m | 0.8m | As Shown | No | - |
| Rh-co | Rhaphiolepis indica 'Cosmic Pink' | Indian Hawthorn | 200mm | 0.8m | 0.8m | 0.4m centres | No | - |
| We-au | Westringia 'Aussie Box' | Aussie Box | 200mm | 0.8m | 0.8m | 0.5m centres | Yes | - |
| Groundcovers | | | | | | | | |
| Br-mu | Brachyscome multifida | Native Daisy | 150mm | 0.2m | 0.3m | 8/m2 | Yes | - |
| Ce-to | Cerastium tomentosum | Snow in Summer | tube | 0.1m | 0.5m | 7/m2 | No | - |
| Cl-mi | Clivia miniata | Kaffir Lily | 150mm | 0.5m | 0.5m | 5/m2 | No | - |
| Di-re | Dichondra repens | Kidney Weed | tube | 0.2m | 1.5m | 6/m2 | Yes | - |
| Di-si | Dichondra 'Silver Falls' | Kidney Weed | tube | 0.2m | 1m | 6/m2 | Yes | - |
| Ga-ye | Gazania Tomentosa | Silver Gazania | 150mm | 0.15m | 1m | 4/m2 | No | - |
| Lo-li | Lomandra confertifolia 'Little Con' | Little Con Grassy Mat-rush | 140mm | 0.3m | 0.3m | 9/m2 | Yes | - |
| Li-am | Liriope muscari 'LIRTP' Amethyst | Amethyst Liriope | 100mm | 0.4m | 0.4m | 6/m2 | No | - |
| Pe-na | Pennisetum alopecuroides 'Nafray' | Nafray Pennisetum | 200mm | 0.6m | 0.6m | 0.4m centres | Yes | - |
| We-lo | Westringia 'Low Horizon' | Low Horizon | 200mm | 0.3m | 0.7m | 3/m2 | Yes | - |
| * Shrub and Groundcover quantity to be calculated at CC stage. | | | | | | | | |

Planting Palette





Landscape Specification

General

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the full term approved at CC stage of the maintenance period (commencing from practical completion).

Rubbish Removal

During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in, planted or mulched areas is to be removed using environmentally acceptable methods i.e. nonresidual glyphosate herbicide, (e.g. 'Roundup', applied in accordance with the manufacturer's directions) or hand weeding.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants. Frequency: as required.

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Irrigation

A low volume drip irrigation system may be installed at the discretion of the Developer. Position of control box, solenoids and irrigation conduits to be designed by qualified irrigation engineer at CC stage. Controllers shall be mounted on a stable wall, power rack, or formed and constructed concrete based pedestal mount. Performance specification to be provided by landscape architect, nominally 25mm delivered to plant areas each week during establishment (depending on weather conditions). After establishment, irrigation rates can be decreased in certain areas of the landscape depending on the species.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species. Frequency: Weekly or as required.

Drainage

All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superindendants attention. Install agg lines if required.

Soils

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Topsoil to be installed to depth of 300mm for tree and mass planting garden beds, 100mm of turf underlay should be used under turf areas.

Cultivation

All garden beds to be cultivated to a min depth of 150mm and tree pits to the depth of the root ball only. If additives such as gypsum are required conduct this after cultivation into the top 100mm of soil.

Planting

All planting to be grown to NATSPEC specifications. Contractor to prepare site for planting including watering, handling, setting out and excavation. Excavate a hole for each plant large enough to provide not less than 100mm all around the root system of the plant. For tree planting each hole shall be dug with a shovel, backhoe or similar tool. Individual holes shall be excavated to allow root system to sit flat on the excavated hole and 400mm to each side of the root system. Backfill planting holes with existing site soil and topsoil as described in section 'Soil', plant / Tree shall be set plumb, with the root ball set slightly below the final soil level.

Stakes and ties

For 75lt and 100lt plants 1.2-1.5m high place 2 Hardwood stakes 38x38x1800mm long per plant. Stakes are to be straight and free from knots or twists and pointed at one end. Drive stakes into the ground for at least a third of their length, avoiding damage to the root system. Provide two hessian ties 75mm wide top each staked plant. Ties to be fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant. Install tie around stake and stem in a figure of eight pattern.

Mulching

The Landscape Contractor shall supply and install 15mm Eucy Mulch to all garden beds shown on the landscape plans, to a minimum depth of 75mm. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstall depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Maintain watering rings around trees. Top up mulch levels prior to handover to client.

Turfing

The landscape contractor shall supply and install Sir Walter Buffalo turf in stretcher pattern to all turf areas shown on the landscape plans and is to finish flush with adjacent surfaces. Turf to be a min thickness of 50mm with a 40mm mowing height. Contractor to allow for fertilising, laying, tamping, watering, top dressing, maintenance and mowing. The landscape contractor shall supply and install turf underlay under all turf areas, consisting of 100mm thick layer of screened top soil.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions. Frequency: weekly inspection

Fertilising

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys KOKEI pellets, analysis 6.3:1.8:2.9 or similar approved. KOKEI pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.